

Architect

23580 SUMMIT RD.
LOS GATOS,
CALIFORNIA
95033

May 20, 2005

City of Sunnyvale Dept. of Community Development
PO Box 3707
Sunnyvale, CA 94088-3707

Regarding: Proposed Business Condominiums - Building Conversion
846-850 Stewart Drive and 441 De Guigne Drive
Use Permit Justifications

The current owners of this existing one and two story, 46,900 sq. ft., structure, previous used as a manufacturing facility, located in an M-S zone, are interested in splitting up the structure and selling portions of the building as privately owned business condominiums. This provides an opportunity to utilize a large facility that is currently sitting vacant in an area with many similar vacant buildings. It is an attempt at providing small business owners and/or organizations, an opportunity to acquire their own professional facility and move away from renting/leasing ambiguities. The ownership potential and the option of obtaining fairly new, ready made, facilities is an enticement to encourage several small business owners to consider setting up shop here in this one large building.

The division of the structure would still maintain the objectives of the City's General Plan. The approved uses of each of the individual units would remain under the guidelines and require approval with the current MS zoning criteria but they would be happening on a smaller scale within the existing structure. In this case, the plan designation is not changing but the square footage per individual owner is simply getting smaller.

This project was initially reviewed at a PRC meeting on 10/18/04. At that time the proposal included a church use and some residential studio apartments. Planning staff could not support either of those uses and encouraged a more commercial use. This and other comments made by different departments have been reviewed and incorporated into this revised submittal.

The following is a summary of our second proposal:

Divide the existing structure into nine separate business condominiums. There is current interest from five businesses including a CPA, Bookstore (wholesale), Architect, Dentist, and Missions Administration office.

The remaining spaces would be available for sale to selected uses that would comply with the general plan and balance the parking requirements. A mix of office and industrial uses will be required as parking is not sufficient for 100% office. Private and common spaces as well as shared utility supply points will be established by CC&R documentation.

The current parking lot will be renovated to add landscaping up to at least 20% of the site area. New trees will be added for additional shading. One driveway entrance will be removed at the corner of Stewart and De Guigne. The parking spaces will be recalculated for the maximum number of standard and compact spaces. The handicap spaces will be spread around the site to place them closer to separate access points. Impervious coverage will be decreased.

Off-site improvements have been noted by Public Works for a new sidewalk along Stewart Drive and a new Handicap ramp at the public road intersection. Utility upgrades will be required per current city standards. Utilities have been located and noted on the plans to show the connections from the site at the adjacent streets.

On site improvements at the structure will include modifying the existing fire sprinkler system and adding handicap access ramps as required at new entry points.

Building A - two story - 17600 sq. ft. - Office/multi use - 4 units

This section of the existing structure would be divided up into four separate business condo units with a central common Entry, lobby, restroom, stairs and elevator. This building will be used most effectively as medical or professional office space.

Building B - one story - 7200 sq. ft. - Office/industrial - 1 unit

The center of the existing building is one story in height and was remodeled in 2000 with upgraded restroom facilities, interior ceiling, lighting and finishes. The North side has the public entrance to individual and open office areas. The South side has direct access to several large work or storage rooms. Required changes to make this a stand alone unit would be the addition of a handicap ramp up to the North Entry doors. Optional changes might include replacing the south side roll-up door with a recessed storefront door to serve as a second entry. This unit provides marketable amenities to a wide range of small individual business uses. This unit would be best utilized by a business with a combination of shop and office use.

Building C - one/two story - 22,100 sq. ft. Office/industrial - 4 units

The West side of the existing structure is comprised of a one and two story element. The Northwest corner is currently being used by Vidtek Assoc., a small manufacturing firm. Other potential users, in negotiation, include a CPA, and an Architect that would use a major portion of the first floor. The existing second floor would be available as a complete separate office suite. The remaining ground floor space would work well for a more industrial or shop use.